

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Exploration: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A. 1	PHA Name: Housing <u>Authority of Joliet</u> PHA Code: <u>IL024</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>396</u> Number of Housing Choice Vouchers (HCVs) <u>3000</u> Total Combined Units/Vouchers <u>3096</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans

on their official website. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.

HAI Annual Plan is available for viewing or download on its website, as well as at the main office and public housing site management offices.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements					
B. 1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ DE concentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantiel Déviation. ☐ ☒ Signifiant Amendement/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): (c)					

Financial Resources

Financial Resources: Housing Authority of Joliet IL024 Planned Sources and Uses 7/1/2025 – 6/30/2026		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY26 grants)		
a) Public Housing Operating Fund	\$1,644,000	PH Operations
b) HOPE VI Revitalization	0	
c) HOPE VI Demolition	0	
d) Annual Contributions for Section 8 Tenant-Based Assistance	\$44,572,860	HCV Program
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
1) Resident Opportunity and Self-Sufficiency Grants	\$252,100	FSS — Elderly Disabled, PH and HCV
g) Community Development Block Grant	\$132,098	Security Deposit Assistance
h) HOME	0	
Other Federal Grants (list below)		
Shelter Plus Care (SNAP)	\$0	SHP Rent Subsidy
2. Prior Year Federal Grants (unobligated funds only) (list below)		
50124 CFP	\$ 1,749,538	Physical Improvements
50125 CFP	\$ 1,770,072	Physical Improvements
50126 CFP	\$ 2,680,885	Physical Improvements
3. Public Housing Dwelling Rental Income	\$1,439,583	PH operations
Excess Utilities	\$0.00	PH operations
4. Other income (list below)		
Interest	\$	PH operations
Laundry commissions, late charges, Mgmt. fees	\$1,576,500	PH operations
4. Non-federal sources (list below)		
Permanent Supportive Housing	\$	SHP Case Management
Rental Housing Support Program	\$	Rent Subsidy
Total resources	\$55,817,636	

B. New Activities.**2**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- | | | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | Hope VI or Choice Neighborhoods. |
| ☒ | ☐ | Mixed Finance Modernization or Development. |
| ☒ | ☐ | Demolition and/or Disposition. |
| ☐ | ☒ | Designated Housing for Elderly and/or Disabled Families. |
| ☐ | ☒ | Conversion of Public Housing to Tenant-Based Assistance. |
| ☒ | ☐ | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| ☐ | ☒ | Occupancy by Over-Income Families. |
| ☐ | ☒ | Occupancy by Police Officers. |
| ☐ | ☒ | Non-Smoking Policies. |
| ☒ | ☐ | Project-Based Vouchers. |
| ☐ | ☒ | Units with Approved Vacancies for Modernization. |
| ☐ | ☒ | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

SEE PLANS BELOW**Pending, Planned, and/or In-Progress Mixed-Finance Modernization or New Development:**

The Authority will submit/has submitted a Low-Income Tax Credit application to IHDA for funding needed to create the following proposed projects:

- Development of CAT Units, under RAD – Due to the unit reduction of the Stevenson building, under RAD, the HAJ, in partnership with its non-profit instrumentality, will develop (new construction or acquisition) 56 units to make up the difference of subsidized units. The City of Joliet, Will County and the Chicagoland Metropolitan Region have a substantial deficit of affordable housing units. Affordable housing for low to middle income, working families is currently a priority across the State of Illinois and the nation to support the continuation of economic growth and diversity of local communities.
- Replacement Housing Plan in partnership with the City of Joliet &/or Will County – The Authority is interested in partnering with the City of Joliet and/or Will County to increase the number of affordable housing units and/or replace demolished units utilizing NSP funds, HOME funds, ARPA Funds, and CPF funds.

- HAJ will receive and administer 177 tenant protection vouchers to relocate families from a privately owned PBRA property in Joliet.
- HAJ is interested in partnering with the City of Joliet and Will County and the Quad County Urban League in the development of a YouthBuild Program. This would be a great way to meet Section 3 requirements.
- HAJ doesn't have plans currently for the vacant land at Fairview Homes and would be willing to work with the city and/or County on re-use. The property could potentially be donated if put toward public use, otherwise it would need to be sold at fair market value.
- HAJ and its non-profit instrumentality have received CPF grant for the purchase of property for the development of additional affordable housing.
- HAJ and its non-profit instrumentality are applying for a second CPF grant for redevelopment of 65 W Webster Street. It will become a mixed-use property, blending HAJ office space with amenities available to the community such as a fitness center, commercial space, and a training center.
- HAJ and its non-profit instrumentality have applied for ARPA funds through Will County to develop additional affordable housing in (3) available locations: Out lots at Liberty Landing; City lots on Desplaines Street; and on HAJ-owned lots in a private subdivision.
- HAJ and its non-profit instrumentality are in the process of converting some of the rental homes at Liberty Landing into homeownership opportunities for the tenants living in them. Current tenants may need housing counseling to get ready for homeownership. HAJ is working with Will County Center for Community Concerns on this.
- The use of HOME funds has been very helpful in assisting low-income clients with security deposits and we hope it can continue.
- HAJ and its non-profit instrumentality are interested in partnering with a local church to develop Permanent Supportive Housing (PSH) on its property. The intended resident population would be foster youth, aging out of the system.
- HAJ and its non-profit instrumentality are interested in partnering with Volunteers of America and Will County to develop a permanent supportive housing property for veterans – potentially on 5 acres located at McDonough and Mission in Joliet.
- HAJ and its non-profit instrumentality have acquired a 105-unit senior affordable housing property within Will County.

Asset Repositioning:

- HAJ is in the process of shifting from the Section 9 model to the Section 8 model. About 75% of our public housing stock is currently under the Section 8 model.
- 2025-2027, HAJ (Co-Applicant) has partnered with the City of Joliet (Lead Applicant) to submit an FY 2024 Choice Neighborhoods Planning Grant Application to HUD for a \$500,000 planning grant for transforming and revitalizing a target neighborhood that would include the Heritage Place public housing campus. The CNI planning grant was awarded to the City of Joliet and HAJ and the a 24-month-long planning and visioning process is in progress with residents, partners, and key stakeholders to determine plans for Heritage Place and the overall target neighborhood. Demolition/Disposition of Heritage Place. HAJ will submit the application to HUD for demo/Dispo of the 170-unit Heritage Place, built in 1968. All eligible residents will receive a tenant protection voucher and relocation and mobility assistance. HAJ proposes revitalizing the property and building new, high quality, less densely affordable housing on this site.
- The Housing Authority of Joliet is committed to the replacement of affordable housing units lost through demolition, either by the acquisition of homes or the development of new homes in the non-impacted areas of the City of Joliet; increasing affordable housing opportunities as financing becomes available.
- 2007-2026, the HAJ has removed 712 functionally obsolete public housing units, developed 339 affordable units in their place. HAJ has partnered with four (4) other developers to develop an additional 238 affordable housing units within the County of Will. We will continue to look for opportunities to replace each public housing unit with newly constructed affordable housing.
- HAJ may partner with a developer to project-base single family homes throughout Will County to increase affordable housing opportunities.
- HAJ is considering various repositioning strategies available to allow us to improve the quality of aging housing while leveraging public and private resources, easing administration, and preserving affordable housing. HAJ's repositioning efforts will provide the community with additional flexibility to better meet the local needs and funding options to achieve long-term viability for affordable housing. Section 18 Demolition/Disposition; Section 18 Disposition; Market Rate Sale; and RAD are all HUD tools being considered for our remaining assets – John O Holmes, Quads, and Kennedy.
- The HAJ plans to reposition all its remaining public housing stock over the next 3-5 years.

Project Based Vouchers:

- In 2006, **23 project based vouchers** were committed to assist the ***Liberty Meadow Estates, Phase I*** mixed-income housing community. 2009-2040, as extended
- In 2009, HAJ committed **31** project-based vouchers to ***Liberty Meadow Estates, Phase II***, Joliet, IL. 2012-2027
- In 2016, the Authority committed **18** project-based vouchers to ***Hawthorne Lakes Senior Residences***, Frankfort, IL. 2017-2032
- In 2017, the Authority committed **68** project-based vouchers to ***Water's Edge***, Joliet. 2018-2038
- In 2017, the Authority committed **25** project-based vouchers to ***St. Ann Senior Residences***, Channahon, IL. 2018-2028
- In 2019, the Authority committed **42** project-based vouchers to ***Liberty Meadow Estates, Phase III***, Joliet, IL. 2020-2040
- In 2025, the Authority committed **105** project-based vouchers to ***McKenzie Falls Sr Apartments***, Bolingbrook, IL 2025-2045.
- In 2025, the Authority committed **12** project-based vouchers to HOPE Bound for (3) new homes in ***Squires Mill*** and (9) new homes in ***Liberty Landing***. 2025-2045
- *Additionally, HAJ administers RAD:*
 - 176-unit RAD PBV building in *University Park, Thornwood House (RAD 2)*
 - 113-unit RAD PBV building in *Joliet, Stevenson Crossing (RAD 1)*

Chicago Regional Housing Initiative: The Authority participates in the RHI project-based voucher pool.

- Through Intergovernmental Agreements, agencies will swap knowledge and staffing resources and possibly develop affordable housing together.

Intergovernmental Agreements are in place between the Housing Authority of Joliet and –

- ***Grundy County Housing Authority***
- ***Aurora Housing Authority***
- ***Lake County Housing Authority***
- ***Champaign Housing Authority***
- ***Housing Authority of the City of Freeport***
- ***Elgin Housing Authority***
- ***Kankakee County Housing Authority***
- ***Rock Island Housing Authority***

B. 3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. <i>The mission of the PHA is: Creating Opportunities; Changing Lives</i> <u>GOAL: Reposition all public housing assets</u> REPORT: - 2025 HAJ COMPLETED THE RAD CONVERSION OF AMP 8, STEVENSON GARDENS; NOW STEVENSON CROSSING. ALL UNITS LEASED. - 2024 REPOSITIONING OF JOHN C MURPHY ALL TENANTS HAVE BEEN RELOCATED AND THE BUILDING WAS SOLD AT FAIR MARKET VALUE. - 2026 REPOSITIONING OF AMP 4 USING SECTION 18 DEMOLITION/DISPOSITION - 2026/2027 REPOSITIONING AND RAD CONVERSION FOR AMP 7. <u>GOAL: Create additional affordable housing</u> REPORT: HAJ AND ITS NON-PROFIT INSTRUMENTALITY HAVE SUBMITTED APPLICATIONS TO WILL COUNTY AND RECEIVED \$2.3MM ARPA DEVELOPMENT FUNDS FOR THE DEVELOPMENT OF ADDITIONAL AFFORDABLE HOUSING AT LIBERTY LANDING. HAJ WAS AWARDED \$3MM IN A CPF GRANT FOR THE PURCHASE OF PROPERTY FOR ADDITIONAL AFFORDABLE HOUSING. HAJ may acquire existing housing to become affordable. <u>GOAL: Partner with other PHAs, local government and service agencies</u> REPORT: HAJ HAS AN ON-GOING, ACTIVE PARTNERSHIP WITH WILL-GRUNDY CONTINUUM OF CARE, AS WELL AS VOLUNTEERS OF AMERICA, CORNERSTONE SERVICES, DISABILITY RESOURCE CENTER, AND GUARDIAN ANGEL. HAJ HAS INTERGOVERNMENTAL AGREEMENTS WITH AURORA HOUSING AUTHORITY, ROCK ISLAND HOUSING AUTHORITY, MUNCIE HOUSING AUTHORITY, LAKE COUNTY HOUSING AUTHORITY, PADUCAH HOUSING AUTHORITY, GRUNDY HOUSING AUTHORITY & HOUSING AUTHORITY OF CITY OF FREEPORT. <u>GOAL: Partner with developer to project base single-family homes throughout will county</u> REPORT: HAJ will advertise a competitive RFP to award PBVs to one or more developers. <u>GOAL: PROVIDE EXCELLENT CUSTOMER SERVICE</u> REPORT: HAJ presents a training-rich environment to staff and the provision of excellent customer service is emphasized daily. <u>GOAL: Target the Youth Homelessness in Will County</u> REPORT: 9/2024 HUD awarded HAJ 11 FYI vouchers to assist youth at risk of homelessness in Will County. We have ongoing partnerships with Will County CoC, IDCFS, Spanish community center to work together on this project.
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B. 4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HAI's most recently approved 5-year CFP Action plan was approved 5/5/2025.
B. 5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C. 1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ The RAB meeting was held on March 19, 2026 at 2pm. Four (4) RAB members attended. Public Housing residents excited to get their voucher to relocate. No written comments. (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C. 2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C. 3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.

C. 4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements.
C. 5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☒ ☐ (b) If yes, please describe:

D.	Affirmatively Furthering Fair Housing (AFFH).																																																											
D. 1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1" data-bbox="181 630 1451 1564"> <tr> <th colspan="6">Fair Housing Goal:</th> </tr> <tr> <td colspan="6">HAJ staff will continue to educate HCV participants regarding opportunity areas and provide information about local schools, service agencies, jobs, and available housing in zip codes with lower concentrations of poverty and additional opportunities.</td> </tr> <tr> <td colspan="6">De-concentration efforts have been very successful as outlined below:</td> </tr> <tr> <th colspan="2">January 2010</th> <th colspan="2">March 2024</th> <th colspan="2">January 2026</th> </tr> <tr> <td>City of Joliet's East Side</td> <td>311 (26%)</td> <td>City of Joliet's East Side</td> <td>601 (18.5%)</td> <td>City of Joliet's East Side</td> <td>455 (15.6%)</td> </tr> <tr> <td>City of Joliet's West Side</td> <td>338 (29%)</td> <td>City of Joliet's West Side</td> <td>621 (19.1%)</td> <td>City of Joliet's West Side</td> <td>457 (15.7%)</td> </tr> <tr> <td>Outside Joliet, but within Will County</td> <td>503 (42%)</td> <td>Outside Joliet, but within Will County</td> <td>1722 (53.1%)</td> <td>Outside Joliet, but within Will County</td> <td>1647 (56.7%)</td> </tr> <tr> <td>Outside Will County</td> <td>36 (3%)</td> <td>Outside Will County</td> <td>299 (9.2%)</td> <td>Outside Will County</td> <td>264 (9.1%)</td> </tr> <tr> <td>Total</td> <td>1188</td> <td>Total</td> <td>3243</td> <td>Total</td> <td>2900</td> </tr> </table>						Fair Housing Goal:						HAJ staff will continue to educate HCV participants regarding opportunity areas and provide information about local schools, service agencies, jobs, and available housing in zip codes with lower concentrations of poverty and additional opportunities.						De-concentration efforts have been very successful as outlined below:						January 2010		March 2024		January 2026		City of Joliet's East Side	311 (26%)	City of Joliet's East Side	601 (18.5%)	City of Joliet's East Side	455 (15.6%)	City of Joliet's West Side	338 (29%)	City of Joliet's West Side	621 (19.1%)	City of Joliet's West Side	457 (15.7%)	Outside Joliet, but within Will County	503 (42%)	Outside Joliet, but within Will County	1722 (53.1%)	Outside Joliet, but within Will County	1647 (56.7%)	Outside Will County	36 (3%)	Outside Will County	299 (9.2%)	Outside Will County	264 (9.1%)	Total	1188	Total	3243	Total	2900
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Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal**

HAJ will continue to educate staff and send them to Fair Housing Training.

YEAR TWO MOVE-TO-WORK ACTIVITIES PLANNED FOR FYB 7/1/2026:**Move-To-Work, Cohort 4**

The 3 MTW statutory objectives are: (1) to reduce costs and achieve greater cost effectiveness in

federal expenditures: (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining full time employment and becoming economically self-sufficient; and (3) to increase housing choices for low-income families.

1. To reduce costs and achieve greater cost effectiveness in federal expenditures, we are auditing all our processes to streamline procedures and eliminate wasted time and lost funds.
2. To give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, education or other programs that assist in obtaining full time employment and becoming economically self-sufficient, we are evaluating additional incentives that may be provided to participants in the Family Self Sufficiency Program. Additionally, we are evaluating the possibility of eliminating increased income based recertifications for all participants and only performing annual certifications and interim certifications for participants whose income has decreased during the year.
3. To increase housing choices for low-income families, we are determining the benefits of increasing the payment standards above 110% in some or all zip codes, we participate in the HCV Tax Savings Program which reduces the tax liability for landlords housing HCV participants in areas with low poverty concentration, and we are dedicated to developing additional, quality affordable housing throughout Will County.

The Housing Authority of Joliet is dedicated to increasing the quality of life for those clients we serve, improving agency operations, working alongside our landlords as partners, and increasing the quality affordable housing within Will County.

COHORT 4 LANDLORD ACTIVITIES

HAJ will implement the following landlord incentives and waivers:

1. Damage Claims: HAJ will reimburse a landlord for tenant-caused damages, after accounting for the security deposit, not to exceed two months contract rent. HAJ will require documentation by the landlord showing regular unit inspections performed by the landlord.
2. Signing Bonus: HAJ will provide incentive payments of up to one month contract rent to incentivize new landlords to join the HCV Program. We believe this signing bonus will attract new, quality landlords into the program.
3. Alternative Inspection Schedule: HAJ will implement an alternative schedule for conducting HQS inspections that would reduce the frequency to once every three years. This action will both incentivize the landlords to complete their own inspection and to reduce the administrative burden on the program. (Interim inspections will be performed upon request).
4. Waiver of Mandatory Initial Inspections: HAJ will eliminate the requirement for an initial inspection under the MTW waiver options. This will expedite the initial lease-up process and administrative burden.

MTW PLAN – USE OF MTW FUNDS:

- HAJ will utilize the flexibility option provided for under MTW. The transition to a block grant approach will better allow HAJ to allocate funds for priorities that best meet the unique needs in our area.
- HAJ chose to delay major budgetary changes in their first year of participation. HAJ will limit its funding flexibility in year one to minor budget adjustments. HAJ will utilize a budget prioritization process that will provide a process that will call for every business unit to make their budget pitch based on a series of seven fungibility questions.

In preparation for next year's utilization of MTW waivers, we will begin reaching out to the residents with newsletters and mailings, as well as invitations to meetings and open forums to discuss the HAJ's desire to increase the minimum rent for HCV households, who are not elderly or disabled.

Mission Statement: Creating Opportunities; Changing Lives.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Joliet

IL024

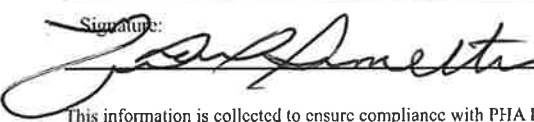
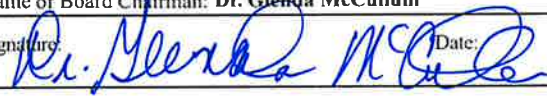
PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year **2026**

☒ 5-Year PHA Plan for Fiscal Years **2026-2030**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR Michael Simelton	Name of Board Chairman: Dr. Glenda McCullum
Signature:  Date: 4/14/2026	Signature:  Date: 4/14/2026

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *IL024-Housing Authority of Joliet form HUD-50077-ST-HCV-HP (Form ID -2396) for CY 2026 printed by Tina Pourroy in HUD Secure Systems/Public Housing Portal at 04/09/2026 02:00PM EST*

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Terry D'Arcy, the Mayor
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the IL024 - Housing Authority of Joliet is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

City of Joliet

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Creating quality affordable housing in Joliet is the top priority for the City of Joliet as well as the Housing Authority. Currently we have partnered with the City for a 2-year CNI planning process for the redevelopment of the Bicentennial Bluff community in Joliet.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: <u>Terry D'Arcy</u>	Title: <u>Mayor</u>
Signature: <u>Terry D'Arcy</u>	Date: <u>April 16, 2026</u>

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: IL024 - Housing Authority of Joliet form HUD-50077-SL (Form ID - 6838) printed by Tina Pourroy in HUD Secure Systems/Public Housing Portal at 04/09/2026 01:58PM EST

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning 07/01/2026, hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies for the MTW PHA's jurisdiction and a description of the way the MTW Supplement is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. 24 CFR 5.151. The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

HOUSING AUTHORITY OF JOLIET

IL024

MTW PHA NAME**MTW PHA NUMBER/HA CODE**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

DR. GLENDA MCCULLUM

CHAIRMAN OF THE BOARD

NAME OF AUTHORIZED OFFICIAL**TITLE**


04/15/2026

SIGNATURE**DATE**

* *Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*



HOUSING AUTHORITY *of* JOLIET

April 15, 2026

I certify the Housing Authority of Joliet is in compliance with the Public Hearing, in accordance with 24 CFR Part 905. The Resident Advisory Board Meeting was held March 19, 2026 and the Public Hearing was conducted April 9, 2026.

Certified:


Michael Simelton, Chief Executive Officer



HOUSING AUTHORITY *of* JOLIET

4/15/2026

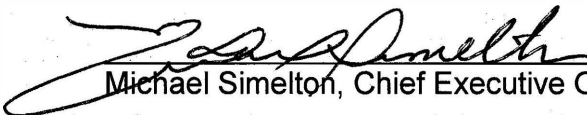
The Housing Authority of Joliet adopts the definition of “significant amendment” and “substantial deviation/modification” as provided in Notice PIH-99-51:

To be a significant amendment or substantial deviation/modification of the Agency Plan, one (1) or more of the following criteria must occur:

- Changes to rent or admissions policies or organization of the waiting list;
- In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to signify amendment to the CFP 5-Year Action Plan based on the Capital Fund Final

As part of the Rental Assistance Demonstration (RAD), the Housing Authority of Joliet is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c) Changes to the financing structure for each approved RAD conversion.


Michael Simelton, Chief Executive Officer

PHA Name : Housing Authority Of Joliet

PHA Code : IL024

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2026

PHA Program Type: Combined

MTW Cohort Number: Landlord Incentives

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Housing Authority of Joliet seeks to further the MTW statutory objectives 1. to reduce cost and achieve greater cost effectiveness in federal expenditures; 2. to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and 3. to increase housing choices for low-income families. Our landlord incentives program addresses objectives #1 and #3.

The Housing Authority of Joliet is dedicated to increasing the quality of life for those clients we serve, improving our operations, working along side our landlords as partners and increasing the quality affordable housing options within the city of Joliet and the greater Will County area. We plan to host landlord lunch and learns and partner with Real Estate agents/property managers to teach them about our program and encourage them to consider working with the families we serve. We think this effort will increase the number of landlords participating in our programs and plan to offer incentives to the new landlords who are joining. The lunch and learns are intended to teach landlords the benefits of joining our program, how to interact with their tenants as well as with our HCV Specialists and to encourage landlords in high opportunity areas to participate.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Currently Implementing
b. Damage Claims (HCV-Tenant-based Assistance)	Currently Implementing
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Plan to Implement in the Submission Year
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that Housing Authority Of Joliet Plans to Implement in the Submission Year or Is Currently Implementing

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative HAI's MTW activity is Vacancy Loss Payments. The first goal is to retain units that are scarce in the local private rental market inventory. The second goal is to retain owners/landlords currently participating in HAI's HCV program by providing: Payments to owners for up to 2 months HAP if they re-rent a unit previously occupied by an HCV family to another HCV family within 3 months of contract cancellation. Amount of monthly vacancy payment will be equal to the most recently approved contract rent. HAI will review this policy every year and make adjustments based on the data of what types of units have been in limited supply for voucher holders in the past year.
Which of the MTW statutory objectives does this MTW activity serve? Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to all tenant-based units
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. Landlords are happy with this policy as it helps them to not experience loss of revenue while screening for the next tenant and making the unit ready.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?) To all units
What is the maximum payment that can be made to a landlord under this policy? Landlords can receive up to two months of HAP if they re-rent the unit previously occupied by an

HCV family to another HCV family within three months of prior tenant contract cancellation.

How many payments were issued under this policy in the most recently completed PHA fiscal year?

0

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$0

4.b. - Damage Claims (HCV-Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

To incentivize landlord/owners continued participation in the HCV program, HAJ will allow owners to submit a claim for damages to the unit above and beyond normal wear and tear, and that exceed the amount of the security deposit. The damage claim payment will be paid out to the owner/landlord when the next HAP contract is executed between the owner and the PHA. The goal is to encourage owners/landlords to continue their participation in the HCV program.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

We believe we are better able to retain landlords by reimbursing them for damages.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

To all units

What is the maximum payment that can be made to a landlord under this policy?

5,000

How many payments were issued under this policy in the most recently completed PHA fiscal year?

0

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$0

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

To incentivize participation in the HCV program, HAJ will provide a one-time signing bonus of \$500.00 for each new owner (that has not received HAP in the past 5 years upon execution of the HAP contract. At the time of receiving payment new landlords will be encouraged to complete a survey to provide feedback on their experience with the lease-up process to help HAJ continue to improve processes, policies and procedures. HAJ projects that the owner/landlord pool will increase by 10% due to new owners participating in the program because of this incentive. HAJ will review this policy every 5 years and make adjustment to the targeted units based on the data of the types of units have been in limited supply for voucher holders in past years. **New owner is defined as a person regardless of newly created property management entities

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

We hope to attract a dozen or so new landlords which will increase opportunity and choice to our participants.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

To all units

What is the maximum payment that can be made to a landlord under this policy?

500

How many payments were issued under this policy in the most recently completed PHA fiscal year?

0

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$0

9.a. - Increase PBV Program Cap (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Increasing the PBV cap to 40% will increase the opportunity of choice to those we serve. The HAJ's nonprofit organization and other developers will be able to increase and improve the supply of truly affordable housing through new construction in the community and use of a project base voucher ensures the family will not pay more than 30% toward housing.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

We believe increasing the cap allows applicants and participants to have more quality housing choices in opportunity areas.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

What percentage of total authorized HCV units will be authorized for project-basing?

40.00%

D.	Safe Harbor Waivers.
D.1	Will the MTW agency submit request for approval of a Safe Harbor Waiver this year? No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).				
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I. In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable. For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement. Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year? No <table border="1"> <thead> <tr> <th>Title</th><th>Supporting Documents Attached</th></tr> </thead> <tbody> <tr> <td></td><td></td></tr> </tbody> </table>	Title	Supporting Documents Attached		
Title	Supporting Documents Attached				

E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received:				
	Does the MTW agency have any approved Agency-Specific Waivers?				
	Yes				
	Title	Has there been a change in how the waiver is being implemented from when it was originally approved?	Please provide a description of what has changed.	Please provide a description of the final outcomes and lessons learned from implementing this Activity at your PHA.	If the MTW Agency was previously required to prepare an impact analysis, was a final impact analysis prepared at the time of discontinuation?
	New Landlord Incentive - signing bonus	No			
	Vacancy Loss payments - 2 months max	No			
	Tenant Damages - landlord reimbursemen	No			
	PBV Cap Increase	No			

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2024	2,526,005	1,924,564.90	0	9/30/2032
2025	2,502,873	1,839,939.00	0	9/30/2033

G.	MTW Statutory Requirements.
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.
Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	0
49%-30% Area Median Income	15
Below 30% Area Median Income	85
Total Local, Non-Traditional Households	100

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? No Please describe the MTW agency's plans for its future rent reform activity and the implementation timeline. At this time we have no plan to reform the rents.	

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if Population Type is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
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To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	

I.	Evaluations.
No known evaluations.	